

Certified Local Government Program – 2007-2008 Annual Report  
(Reporting period is from October 1, 2007 through September 30, 2008)

**City of San Diego**

**Minimum Requirements for Certification**

**I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.**

**A. Preservation Laws**

What amendments/revisions have you made to the certified ordinance? (OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.) Attach a copy of your current historic preservation ordinance or those sections of your municipal code that address preservation. Are amendments being considered or proposed? If so, please summarize.

No changes to the City's certified historical resources regulations were made during this reporting period.

The following changes to the regulations are being considered or proposed:

1. City staff is proposing to implement a fee to cover the cost of processing a nomination request for historical designation, an increase in the fee for processing a new Mills Act Agreement, a fee to cover the costs for monitoring existing Mills Act Agreements, and a fee for the enforcement of the Mills Act Agreement, as needed.
2. The City Council has directed staff to bring forward an amendment to the certified ordinance to expand the circumstances under which the Council could overturn a historical resource designation on an appeal.

These proposed changes are expected to be heard by the City Council in late 2008 or early 2009. See Attachment 1 for current historic preservation ordinance.

**B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance)**

What properties/districts have been locally designated (or de-designated) this past year? Include the date of designation (or de-designated) and date recorded by County Recorder.

Property Name/Address	Type of Designation	Date Designated/Removed	Date Recorded
William & Jennie Davis House	All designations are Individual Designations unless otherwise noted.	11/8/2007	4/1/2008
Leon Beatty Spec House No. 1		11/8/2007	4/1/2008
David E. & Jennie McCracken House		11/8/2007	4/1/2008
Louis & Bertha Feller/Homer Delawie House		11/8/2007	4/1/2008

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Property Name/Address	Type of Designation	Date Designated/Removed	Date Recorded
Delawie Residence III - The Village		11/8/2007	4/1/2008
William F. & Leta B. Gernandt House		11/8/2007	4/1/2008
Thomas & Edith Hunter House		11/8/2007	4/1/2008
Burlingame Voluntary/Traditional Historical District 2408 Captain Avenue	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 3031 Laurel Street	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 3134 Maple Street	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 2455 San Marcos Avenue	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 2625 San Marcos Avenue	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 3010 Laurel Street	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 3024 Laurel Street	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 3030 Laurel Street	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 3178 Maple Street	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 2424 San Marcos Avenue	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 2653 San Marcos Avenue	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 3171 Kalmia Street	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 3016 Laurel Street	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Burlingame Voluntary/Traditional Historical District 2406 Dulzura Avenue	Contributor to a Historical District - Update 9	11/29/2007	Pending Appeal
Louis & Jennie Baker House		11/29/2007	4/1/2008
Cassuis & Kate Peck/Thomas Shepherd House		11/29/2007	4/1/2008
Jacob & Anna Janowsky House		11/29/2007	4/1/2008

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Property Name/Address	Type of Designation	Date Designated/Removed	Date Recorded
Emily Hill Wadsworth House		11/29/2007	4/1/2008
Alva H. Hjorth/Ben H. Johnson House		11/29/2007	4/1/2008
Sarah Brock/William Templeton Johnson House		11/29/2007	4/1/2008
Clyde and Arabele Hufbauer House		1/24/2008	4/1/2008
Kettenburg Boat Works		2/28/2008	4/1/2008
Ernest S. and Mary Shields/Robert P. Shields and Son House		2/28/2008	4/1/2008
Giles W. Brown House		2/28/2008	4/1/2008
Casa Del Horizonte		3/27/2008	5/7/2008
Harold B. and Augusta Starkey House		3/27/2008	5/7/2008
Irvin Security Company Spec House #1/Morris B. Irvin House		3/27/2008	5/7/2008
Katherine Redding Stadler House		3/27/2008	5/7/2008
Carl E. and Leona L. Nichols House		3/27/2008	5/7/2008
Alfred and Julia Southard House		3/27/2008	5/7/2008
William and Lotte Porterfield House		3/27/2008	5/7/2008
Kensington Neon Sign		4/24/2008	5/13/2008
H.R. and Olga McClintock/Herbert Palmer & Milton Sessions House		5/22/2008	6/17/2008
John W. Willmott Hardware/Florence Apartment Building		5/22/2008	6/17/2008
P.D. Griswold Pharmacy/Commercial Building		5/22/2008	6/17/2008
T. Claude Ryan House		5/22/2008	6/17/2008
Albert D. and Allie M. Hagaman/William B. Melhorn House		5/22/2008	6/17/2008
Kolbeck Auto Works		6/26/2008	8/13/2008
Martin and Katherine Ortilieb Duplex		6/26/2008	8/13/2008
Frank and Millie Lexa House		6/26/2008	8/13/2008

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Property Name/Address	Type of Designation	Date Designated/Removed	Date Recorded
Louella Ash Spec House		6/26/2008	8/13/2008
Morris and Lillian Herriman House		6/26/2008	8/13/2008
Frederick and Haman Spec House #1		6/26/2008	8/13/2008
Ida R. Hedges House		7/24/2008	8/13/2008
Marguerite Robinson/Lilian J. Rice House		7/24/2008	8/13/2008
George J. Singer House		8/28/2008	9/29/2008
Joseph E. McFadden House		8/28/2008	9/29/2008
Ralph Loren and Alice Mae Frank House		8/28/2008	9/29/2008
James J. Podesta House		8/28/2008	9/29/2008
Baron X. Kouch and Norma Meyer Schuh Spec House #1		9/25/2008	10/9/2008
Kate M. Dillon and Florence A. Maddock/ Henry J. Lang House		9/25/2008	10/9/2008

### **C. Design Review Responsibilities**

*Who takes responsibility for design review? Do all projects subject to design review go to the commission? Are some reviewed at the staff level, without commission review? What is the threshold between staff-only review and full- commission review?*

The City of San Diego has a three-tiered system of design review for historical sites. The HRB has authority for recommendations on projects that may have adverse impacts on historical resources. The Design Assistance Subcommittee of the HRB provides informal input to applicants and staff on projects affecting historical sites. Historical Section staff reviews and approves minor modifications to historical sites that are consistent with the Secretary of the Interior's Standards. If staff approves a minor modification project or the Design Assistance Subcommittee's review concludes that a project is consistent with the Secretary of the Interior's Standards, the full HRB would not normally consider the project, although projects with major community interest may go forward to the full HRB for review.

### **D. Environmental Review Responsibilities**

*To what extent do staff and/or commission provide input to and review of CEQA and Section 106 documents? What is the process your local government follows? Be specific; include examples.*

Historical Resources Section staff reviews all environmental documents for projects that may have an effect on a designated historical resource or on a potentially significant historical resource during the public review period.

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The final CEQA document for projects affecting designated historical resources is formally reviewed by the HRB in association with review of a site development permit for the substantial alteration of a historical resource. In this circumstance, the HRB makes a formal recommendation on the project and environmental document to the Planning Commission.

Section 106 documents are reviewed by Historical Resources Section staff for non-National Register eligible properties before staff in the Environmental Analysis Section forwards them to the Office of Historic Preservation. The Section 106 consultation process is completed before the CEQA document is distributed for public review. The HRB reviews all of the information for projects on which they make a recommendation. The HRB along with its Policy Subcommittee and/or appointed ad hoc committees also participates in Section 106 consultations initiated by other agencies for federal projects affecting National Register eligible sites, including negotiations on any Memorandum of Agreement.

### **II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.**

#### **A. What is the formal name of your board or commission?**

City of San Diego Historical Resources Board

#### **B. Commission Membership**

*Who are the current members (and alternates, if applicable), the discipline or public member role filled, their date of appointment, and date their appointment expires? Include resumes and appropriate Qualifications Review forms for all members. If your do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? If all positions are not currently filled, why is there a vacancy, and when will the position will be filled?*

Name	Discipline	Date Appointed	Date Appt. Expires	Email Address
Priscilla Berge	Historian	11/14/2006	03/01/2009	paberge@cox.net
Laura Burnett	Landscape Architect	03/22/1999	03/01/2007	lburnett@sd.wrtdesign.com
Maria Curry	Historic Architect / Historic Preservation Planner	05/24/2004	03/01/2010	marucurry@yahoo.com
John Eisenhart	Architect	11/14/2006	03/01/2008	john@unionarch.com
Otto Emme	Public Member	06/11/2002	03/01/2010	ooemme@san.rr.com
Gail Garbini	Landscape Architect	2/11/2008	3/01/2009	ggarbini@garbiniandgarbini.com
Paul Johnson	Historic Architecture	2/11/2008	3/01/2009	fjaarchitects@cox.net
John Lemmo	Law/Public Member	2/11/2008	3/01/2010	jl@prcopio.com
David Marshall	Historic Architect	06/11/2002	03/01/2008	David@HeritageArchitecture.com
Delores McNeely	Public Member	11/18/2000	03/01/2007	delores.mcneely@uboc.com
Jerry Schaefer	Archeologist	03/24/2003	03/01/2009	jschaefer@asmaffiliates.com
Abel Silvas	Public Member	03/24/2003	03/01/2009	runninggrunion@juno.com

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Although the full term (8 years) of Laura Burnett expired in March 2007, she continued to serve on the HRB until a new appointment (Gail Garbini) was made by the Mayor and confirmed by the City Council in February 2008. Paul Johnson and John Lemmo (Chair) were also appointed in February. The full term of Delores McNeely also expired in March of 2007 and she resigned from the Board at the end of 2007. Her seat remains vacant. David Marshall elected not to pursue a fourth and final appointment and left the Board at the end of March 2008. His seat remains vacant. John Eisenhart and Paul Johnson both resigned in September 2008, creating two additional vacancies on the Board. At the end of the reporting period there were four vacancies.

See Attachment 2A for current Board Member resumes and qualification review forms.

### C. Commission Staff

*Who are your current commission/CLG staff, their discipline, and their date of appointment/assignment? Is the staff to your commission the same as your CLG coordinator? Include resumes and appropriate Qualifications Review forms for all new staff. If the position(s) is not currently filled, why is there a vacancy?*

Name/Title	Discipline	Dept. Affiliation	Email Address
Betsy McCullough Deputy Planning Director (2/08 to present)	Planning	City Planning and Community Investment, Planning Division	<a href="mailto:bmccullough@sanidiego.gov">bmccullough@sanidiego.gov</a>
Gary Papers Deputy Director of Urban Form (4/07 to 2/08)	Architecture / Planning	City Planning and Community Investment, Urban Form Division	<a href="mailto:gpapers@sanidiego.gov">gpapers@sanidiego.gov</a>
Cathy Winterrowd Senior Planner/CLG Coordinator/ Liaison to HRB (12/05 to present)	History & Planning; Ethnography	City Planning and Community Investment, Urban Form Division Historical Resources Section	<a href="mailto:cwinterrowd@sanidiego.gov">cwinterrowd@sanidiego.gov</a>
Michael Tudury Senior Planner (Retired 1/08)	Architecture & Planning	City Planning and Community Investment, Urban Form Division Historical Resources Section	<a href="mailto:mtudury@sanidiego.gov">mtudury@sanidiego.gov</a>
Kelley Saunders Senior Planner (4/06 to present)	History & Planning	City Planning and Community Investment, Urban Form Division Historical Resources Section	<a href="mailto:kmsaunders@sanidiego.gov">kmsaunders@sanidiego.gov</a>
Jennifer Hirsch Senior Planner (2/08 to present)	Architectural History & Planning	City Planning and Community Investment, Urban Form Division Historical Resources Section	<a href="mailto:jhirsch@sanidiego.gov">jhirsch@sanidiego.gov</a>
Jodie Brown Senior Planner (2/08 to present)	History & Planning	City Planning and Community Investment, Urban Form Division Historical Resources Section	<a href="mailto:jdbrown@sanidiego.gov">jdbrown@sanidiego.gov</a>
Tricia Olsen Associate Planner (3/08 to present) Intern(7/07 to 3/08)	Architectural History & Planning	City Planning and Community Investment, Urban Form Division Historical Resources Section	<a href="mailto:tolsen@sanidiego.gov">tolsen@sanidiego.gov</a>

See Attachment 2B for staff resumes and qualification review forms.

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### D. Attendance Record

Please attach in chart form for each commissioner and staff member, the attendance records for meetings.

See Attachment 3 for Minutes of HRB meetings held during the reporting period.

See Attachment 4 for Board Member and staff attendance records for meetings.

### E. Training Received

What training has each commissioner and staff member received, including descriptions and dates of training? (Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one approved training program per year.)

Commissioner/Staff Name	Training Title and Description	Date
All Board Members and Staff	Conducting Meetings under the Brown Act	May 22, 2008
All Board Members and Staff	The City's Ethics Ordinance and Ethical Conduct for Appointed Boardmembers	May 22, 2008
All Board Members and Staff	Mills Act Workshop	April 18, 2008
Staff Members Winterrowd and Saunders	California Historic Building Code	January 15, 2008
Staff Members Saunders, Brown and Olsen	The Section 106 Essentials	July 8-9, 2008

City staff has been working with OHP staff to provide training in workshop format addressing an overview of historic preservation with specific and detailed information about CEQA and historical resources and historic surveys. It was anticipated that this training would occur by fall of 2008; however, the training has been delayed until the vacancies on the Board are filled.

## III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

### A. Historical Contexts

Have you initiated, researched, or developed any historical contexts? If you have, list and describe in several sentences each historical context, how it is being used, and the date submitted to OHP (if you haven't done this, submit with this report).

Context Name	Description	How it is Being Used	Date
Barrio Logan	A historic context and reconnaissance survey are being prepared in conjunction with a Community Plan update for the Barrio Logan community.	The context and survey will inform the land use planning process.	Ongoing
Otay Mesa	A historic context and reconnaissance survey are being prepared in conjunction with a Community Plan update for the Otay Mesa community.	The context and survey will inform the land use planning process.	Ongoing

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### B New Surveys (excluding those funded by OHP)

*Have you carried out any surveys or re-surveys? If you have, list the areas surveyed, level (reconnaissance or intensive), acreage, number of properties surveyed, and the date when the survey was submitted to OHP (if you haven't done this, submit with this report).*

Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date
Barrio Logan	Yes	Reconnaissance	Approx 553	Approx 425	In process

### C. Changes to Existing Surveys/Inventories

*Have you made corrections to any surveys/inventories, or have you identified any corrections that need to be made? If you have, what are the reasons for the changes (new information, alteration [approved/not approved], demolition [approved/not approved], etc.)? Submit those changes with this report.*

Property Name/Address	Correction Made/Required	Reason	Date
Ocean Beach Voluntary Historic District	One additional site added.	One site brought forward for district contributor designation at request of property owner.	2/28/2008
Burlingame Voluntary Historic District	District changed from a Voluntary District to a Traditional Geographic District and remaining 14 potentially contributing resources designated as district contributors.	District changed from a Voluntary District to a Traditional Geographic District once the threshold of 85% support from potentially contributing resources was reached.	11/29/2008

## IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

### A. Public Education

*What public outreach, training, or publications program have you undertaken? Please provide copy of all publications or other products not previously provided to OHP.*

Item or Event	Description	Date
Community Planning Group Training	City-sponsored training for interested members of community planning groups on the City's historical resources program and regulations.	10/13/2007
Mission Hills Centennial Roundtable	HRB staff participated in a roundtable discussion on the benefits and responsibilities of historic districts, and answered questions related to local process and regulations.	1/19/2008
Community Planners Committee	Attended at the request of the Committee chair to provide information on the proposed changes to the City's Mills Act program.	3/25/2008
Mills Act Workshop	Provided the public and Board with information on the proposed changes to the City's Mills Act program, as well as information on other Mills Act programs within the State.	4/18/2008
C3 Breakfast Dialogue	Participated in a panel discussion titled, "Neighborhood Character, Historic Preservation, & the Mills Act".	5/22/2008
UCSD Extension: Historic Preservation Seminar	HRB staff, along with staff from other jurisdictions, described the tools, programs, and policy options with which they approach historic preservation in their unique communities.	8/26/2008



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### **V. State Procedures for Certification**

#### **A. Preservation Plan**

*Have you made any updates to your historic preservation plan or historic preservation element to your community's general plan? If you have, please include a narrative summary and a copy of the updated document.*

During this reporting period, HRB staff continued to refine the proposed Historical Resources Element as part of the City's General Plan Update, which was adopted by the City Council on March 10, 2008. Generalized goals and specific policies are presented in the two subsections of the element addressing the identification and preservation of historical resources and historic preservation education, benefits, and incentives. The Final Historic Preservation Element of the adopted General Plan Update has been included in Attachment 5.

#### **B. Local Incentives**

*Do you have projects that have taken advantage of local incentives for historic preservation, such as loan or grant programs, Mills Act tax reductions, etc.? For each project/property, list name of program, property name (if applicable) and address, and date approved by local government. For properties taking advantage of Mills Act tax incentives, enclose a copy of contract (if newly entered into during the reporting period for this annual report) for each property.*

Type of Incentive Program	Property Name/Address	Date
Mills Act	Joel L. and Edith M. Brown, 4141 Lark Street	10/2/2007
Mills Act	Alberta Security Company/Martin V. Melhorn Spec. House #1, 1201 West Arbor Drive	10/2/2007
Mills Act	Raoul Foster House, 384 San Fernando Street	10/2/2007
Mills Act	Robert Campbell and Belle Anderson Gemmell/Frank Mead/Richard Requa/Henry Jackson House and Studio, 4476 Hortensia Street	10/2/2007
Mills Act	Sherman Heights Historic District Contributor, 368 20 <sup>th</sup> Street	10/2/2007
Mills Act	Sherman Heights Historic District Contributor, 355 21 <sup>st</sup> Street	10/2/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 2475 Capitan Avenue	10/2/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 2455 Dulzura Street	10/2/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 3095 Kalmia Street	10/2/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 3154 Maple Street	10/2/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 2414 San Marcos Avenue	10/2/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 2445 San Marcos Avenue	10/2/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 2617 San Marcos Avenue	10/2/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 2675 San Marcos Avenue	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 110	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 109	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 101	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 102	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 103	10/2/2007

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Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 205	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 206	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 209	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 201	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 202	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 203	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 204	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 208	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 310	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 309	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 306	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 305	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 302	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 304	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 306	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 307	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 308	10/2/2007
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 401	10/2/2007
Mills Act	Scripps Memorial Hospital and Clinic, 464 Prospect Street, Unit PH-5	11/20/2007
Mills Act	Scripps Memorial Hospital and Clinic, 464 Prospect Street, Unit 502	11/20/2007
Mills Act	Scripps Memorial Hospital and Clinic, 464 Prospect Street, Unit 614	11/20/2007
Mills Act	Frank L. Hope Jr. House, 371 San Fernando Street	11/20/2007
Mills Act	Howard and Maude Brown House, 7126 Monte Vista Avenue	11/20/2007
Mills Act	Anne and Edward Lindley House, 4319 Arista Street	11/20/2007
Mills Act	Franklin and Helen Boulter/Martin V. Melhorn House, 4119 Palmetto Way	11/20/2007
Mills Act	Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House, 3133 28 <sup>th</sup> Street	11/20/2007
Mills Act	Laura M. and James R. Luttrell House, 938 20 <sup>th</sup> Street	11/20/2007
Mills Act	Heilman Brothers Spec House #1, 3215 Granada Avenue	11/20/2007
Mills Act	Sherman Heights Historic District Contributor, 656 21 <sup>st</sup> Street	11/20/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 3055 Kalmia Street	11/20/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 2524 San Marcos Avenue	11/20/2007
Mills Act	Casa de Tempo/Samuel Wood Hamill House, 1212 Upas Street	12/4/2007
Mills Act	Nathan Rigdon Spec House #2, 2121 Fort Stockton Drive	12/4/2007
Mills Act	Elwyn Gould House, 2333 Albatross Street	12/4/2007
Mills Act	Nathan Rigdon and Morris B. Irvin Spec House #3, 1885 Sheridan Avenue	12/4/2007
Mills Act	Sherman Heights Historic District Contributor, 464-466 21 <sup>st</sup> Street	12/4/2007
Mills Act	Sherman Heights Historic District Contributor, 215 25 <sup>th</sup> Street	12/4/2007

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Mills Act	Sherman Heights Historic District Contributor, 2243-2245 K Street	12/4/2007
Mills Act	Sherman Heights Historic District Contributor, 2248 Imperial Avenue	12/4/2007
Mills Act	Burlingame Voluntary/Traditional Historical District Contributor, 2415 Capitan Avenue	12/4/2007
Mills Act	J. B. Draper Spec House No. 1, 3563 28 <sup>th</sup> Street	12/4/2007
Mills Act	Marie Louise Biggar/Herbert J. Mann House, 409 Dunemere Drive	12/13/2008
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue #106	12/13/2008
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue #107	12/13/2008
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue #108	12/13/2008
Mills Act	Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue #207	12/13/2008
Mills Act	Nathan Rigdon and Morris B. Irvin Spec House #2, 1760 West Lewis Street	12/14/2008
Mills Act	Philip and Mary Barber/Thomas Shepherd Spec House No. 1, 359 Sea Lane	12/19/2008
Mills Act	Ocean Beach Cottage Emerging Historical District Contributor, 4887 Long Branch Avenue	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3204 Belle Isle Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3250 Belle Isle Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3251 Belle Isle Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3261 Belle Isle Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3304 Belle Isle Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3411 Belle Isle Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3241 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3242 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3249 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3306 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3330 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3338 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3345 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3404 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3443 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 3472 Isla Vista Drive	12/19/2008
Mills Act	Islenair Geographic/Traditional Historic District Contributor, 4827 Thorn Street	12/19/2008
Mills Act	Elinor Meadows Apartment Building, 3065 3 <sup>rd</sup> Avenue	3/28/2008
Mills Act	Charles D. and Laura K. Larkin House, 347 Dunemere Drive	3/28/2008
Mills Act	Paul S. and Laura Rayburn Spec House, 2133 Pine Street	3/28/2008
Mills Act	George and Helen Corbit Spec House #1, 3405 Texas Street	3/28/2008
Mills Act	Pacific Building Company Spec House No. 2, 1517 Granada Avenue	3/28/2008
Mills Act	Addie McGill/David O. Dryden Spec House No. 1, 3503 Pershing Avenue	3/28/2008
Mills Act	Karsten and Susan Joehnk/Thomas Shepherd House, 6101 Avenida Cresta	4/1/2008
Mills Act	Gertrude Ossenburg House, 3614 Hyacinth Drive	4/1/2008

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Type of Incentive Program	Property Name/Address	Date
Mills Act	Solomon and Betty Frank House, 4358 Georgia Street	4/1/2008
Mills Act	Carrie and Horatio Farnham Duplex, 3225-3231 4 <sup>th</sup> Avenue	7/21/2008
Mills Act	William and Jennie Davis House, 1504 Grove Street	7/21/2008
Mills Act	Leon Beatty Spec House No. 1, 307 La Canada Street	7/21/2008
Mills Act	William F. and Leta B. Gernandt House, 5002 Canterbury Drive	7/21/2008
Mills Act	Cassuis and Kate Peck/Thomas Shepherd House, 620 Via del Norte	7/21/2008
Mills Act	Jacob & Anna Janowsky House, 1419 30 <sup>th</sup> Street	7/21/2008
Mills Act	Emily Hill Wadsworth House, 3130 2 <sup>nd</sup> Avenue	7/21/2008
Mills Act	Alva H. Hjorth/Ben H. Johnson, 4361 Argos Drive	7/21/2008
Mills Act	Giles W. Brown House, 4617 Talmadge Avenue	7/21/2008
Mills Act	Fort Stockton Line Historic District Contributor, 2139 Fort Stockton Drive	8/13/2008
Mills Act	Fort Stockton Line Historic District Contributor, 1800 Fort Stockton Drive	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 1855 Fort Stockton Drive	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 2031 Fort Stockton Drive	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 2107 Fort Stockton Drive	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 2115 Fort Stockton Drive	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 2147 Fort Stockton Drive	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 2255 Fort Stockton Drive	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 2276 Fort Stockton Drive	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 1731 West Lewis Street	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 1778 West Lewis Street	9/25/2008
Mills Act	Fort Stockton Line Historic District Contributor, 4390 Witherby Street	9/25/2008
Mills Act	Mission Hills Historic District Contributor, 1807 Sheridan Avenue	9/25/2008
Mills Act	Mission Hills Historic District Contributor, 1845 Sheridan Avenue	9/25/2008
Mills Act	Mission Hills Historic District Contributor, 1859 Sheridan Avenue	9/25/2008
Mills Act	Mission Hills Historic District Contributor, 1882 Sheridan Avenue	9/25/2008
Mills Act	Mission Hills Historic District Contributor, 1899 Sheridan Avenue	9/25/2008
Mills Act	Mission Hills Historic District Contributor, 1835 Sunset Boulevard	9/25/2008
Mills Act	Mission Hills Historic District Contributor, 1851 Sunset Boulevard	9/25/2008
Mills Act	Mission Hills Historic District Contributor, 1889 Sunset Boulevard	9/25/2008
Mills Act	Louis and Bertha Felle/Homer Delawie House, 3377 Charles Street	9/25/2008
Mills Act	William and Lotte Porterfield House, 4411 Hermosa Way	9/25/2008
Mills Act	Katherine Redding Stadler House, 2750 Rosecrans Street	9/25/2008
Mills Act	Alfred and Julia Southard House, 3612 Elliott Street	9/25/2008
Mills Act	The Charlotte Bushnell House, 2368 2 <sup>nd</sup> Avenue	9/25/2008
Mills Act	Mission Hills Historic District Contributor, 1876 Sheridan Avenue	9/26/2008

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### **VI. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs**

*What is the current status of preservation in your community? What are the most critical preservation planning issues?*

In 2008 we were able to fill two Senior Planner positions which became vacant in 2007 following the retirement of Michael Tudury and Diane Kane. The two new Senior Planners, Jennifer Hirsch and Jodie Brown, bring a significant amount of historic preservation knowledge and experience to our program. Also in 2008, we filled an administrative staff position which became vacant after the retirement of the administrative staff person hired in the last reporting period. During the reporting period, there were a number of vacancies on the HRB due to unexpected resignations.

The most critical preservation planning issues facing the City of San Diego stem from development pressure within older, established communities and redevelopment of the downtown commercial/industrial core areas. Since little vacant land is available for new development, infill and redevelopment of existing areas has become more prominent. There continues to be a steady stream of projects reviewed, as well as historical assessment reviews conducted by staff as a result of development activity continuing to impact designated and potentially significant properties in areas of San Diego including downtown, Uptown, La Jolla, and Point Loma. Community members are concerned about the loss of community character within these established neighborhoods and staff is working to develop ways to accommodate growth and increases in density while retaining historic properties. Staff continues to hold workshops and community/stakeholder outreach meetings and attend community meetings as requested.

In response to this community concern, the City revised its procedures for reviewing all projects impacting structures 45 years old or older for impacts to potential historic resources before a project is approved. Previously, this review was conducted by a number of different City staff members with varying levels of historic preservation education and experience. This review has now been consolidated under two staff people with education and training in architectural history, history, historic preservation and application of local designation criteria and the U.S. Secretary of the Interior's Standards. This expertise will provide greater consistency in the review process and provide greater protection of the City's historic resources. In addition, staff is consulting on a project-by-project basis with historic preservation and planning groups in the community who may have additional information regarding properties in their community prior to finalizing reviews. The revisions to the review process have been well received by members of the preservation community and are being monitored and revised to ensure efficiency and effectiveness.

In addition, staff continues to work with permit issuance, building inspection and code compliance staff at Development Services to ensure that projects impacting designated resources comply with the HRB-approved building and/or rehabilitation plans. HRB staff is planning to facilitate additional cross-training and is working with building inspection staff to refine plan notes and sign-offs so that the limits of work is clear to the applicant, contractor and inspector.

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*What is the single accomplishment of your local government this year that has done the most to further preservation in your community?*

In the short term, the single most important accomplishment was the reform of the City's 45 year review process which provides for review of all projects impacting a structure 45 years old or older to determine whether or not a potential historic resource may exist before a project is approved. As part of the reform effort the review function was consolidated under two staff people with education and training in architectural history, history, historic preservation and application of local designation criteria. In addition, staff is consulting with historic preservation groups in the community who may have additional information regarding properties in their community prior to finalizing the review. In the long term, the most important accomplishment was the adoption of the General Plan Update, which contains the Historic Preservation Element. This document will guide the preservation, protection, restoration, and rehabilitation of historical and cultural resources and maintain a sense of the City to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation.

*How did you meet or not meet the goals identified in your annual report for last year?*

- *Complete new guidelines for applying the City's historical resources designation criteria.* This goal was not completed during the current reporting period but is expected to be completed during 2009.
- *Revise the City's Historic District Policy to remove confusing and conflicting language, reduce the number of district types, align district significance with the adopted designation criteria, and provide better guidance to the HRB, staff and the public regarding the processing and designation of historic districts.* This goal was not completed during the current reporting period but is expected to be completed during 2009.
- *Prepare an overall Mills Act Program with important and practical information to homeowners and new guidelines for the monitoring, cancellation and non-renewal of Mills Act Agreements.* The City held two public workshops and one public hearing to consider improvements to the City's Mills Act program, including monitoring, fees and customized contracts. Changes to the program require an amendment to the existing Council Policy. It is expected that the Council will consider the program improvements in late 2008 or early 2009.
- *Complete the ordinance revisions proposed for designation appeals process and findings and to establish cost-recovery fees for designation nominations and processing and monitoring Mills Act Agreements.* This goal was not completed during the current reporting period but is expected to be completed during 2009.
- *Complete the processing and adoption of the Uptown and North Park Historic Surveys and continue work on the Balboa Park Cultural Landscape District and the Spindrift Archaeology Geographic District.* An RFP was issued for additional work on the Uptown and North Park Surveys as part of the Uptown, North Park and Greater Golden Hill Community Plan Updates. The survey work will be part of the first phase of an ongoing Community Plan Update process expected to last up to three years. The Balboa Park Cultural Landscape District and Spindrift Archaeology Geographic District efforts have been temporarily placed on hold.
- *Improve project review and permit conditions and Development Services information bulletins for property owners, developers, and consultants.* HRB staff has made significant progress on this goal, improving project review through the reforms to the 45

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year review process, as described in the beginning of this section. Staff is currently finalizing an information bulletin which describes the 45 year review, and is working on drafting additional bulletins related to permit requirements for designated historic resources, including districts. The remaining work is expected to be completed during 2009.

- *Continue to improve the City's ability to monitor construction related to alteration of historical resources and implementation of mitigation measures where significant impacts would occur.* HRB staff is continuing to work with building inspection staff, providing training and working together to refine plan notes and sign-offs so that the limits of work is clear to the applicant, contractor and inspector. Inspection staff responds immediately to staff requests to verify that work being done in the field reflects the work approved by HRB staff. Improvements and refinements are ongoing.
- *Increase incentives for historic property owners beyond the Mills Act tax reduction to include architectural services, a transfer of development rights program, flexibility in the application of zoning restrictions for historic properties, and a relaxation in the hardship findings when necessary to achieve preservation of historic resources.* On May 22, 2008 the Historical Resources Board established an Incentives Ad-Hoc Subcommittee to investigate and propose specific historic preservation incentives and recommend ways for their successful implementation. The Incentives Subcommittee is comprised of two Board Members and three members of the public. The work of the Subcommittee is on-going.
- *Prepare a historic survey preparation, adoption and use policy.* This goal was partially accomplished during this reporting period. In July of 2008 the City implemented Historic Resource Survey Guidelines in an effort to standardize the surveys and the information that will be collected and analyzed. A policy for the adoption and use of surveys remains a goal for 2009.
- *Complete the pending Dryden North Park historic district submitted by the local neighborhood history group.* Staff reviewed the nomination and met with the applicant to discuss issues which must be addressed prior to any further processing. This goal is expected to be completed during 2009.

*What are our local historic preservation goals for 2008-2009?*

1. Complete new guidelines for applying the City's historical resources designation criteria.
2. Revise the City's Historic District Policy to remove confusing and conflicting language, reduce the number of district types, align district significance with the adopted designation criteria, and provide better guidance to the HRB, staff and the public regarding the processing and designation of historic districts.
3. Finalize revisions to the City's Mills Act Program, including development of important and practical information to homeowners and new guidelines for the monitoring, cancellation and non-renewal of Mills Act Agreements, and fees for processing.
4. Complete the ordinance revisions proposed for designation appeals process.
5. Prepare a historic survey adoption and use policy.
6. Prepare information bulletins to be distributed by the Development Services and City Planning and Community Investment Departments, which explains the regulations affecting designated historic resources, as well as the permit requirements and processing procedures.

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7. Prepare an annual report, translated into multiple languages, for members of the public which summarizes the work of the Board and its staff during the year, in order to increase an understanding and awareness of historic preservation and preservation efforts in San Diego.
8. Complete and bring forward the historic resource nomination for Fire Station #19, a significant resource to the African-American community which reflects the public service history of the community and the history of segregation in San Diego.
9. Complete the pending Kensington Manor Unit 2 historic district and Dryden North Park historic district submitted by the local neighborhood history group.
10. Complete the Barrio Logan Reconnaissance Survey associated with the Barrio Logan Community Plan Update.
11. Begin reconnaissance survey work associated with Community Plan Updates in Uptown, North Park, Greater Golden Hill, Midway, Old Town, San Ysidro, and Skyline/Paradise Hills.
12. Develop and bring forward additional incentives for historic preservation through the work of the Incentives Ad-Hoc Subcommittee and staff, including a Transfer of Development Rights (TDR) program and variances for deviations from base zone regulations to facilitate preservation of historic resources.

*So that we may better serve you in the future, are there areas and/or issues with which you could use technical assistance from OHP? In what subject areas would you like to see training provided by the OHP? How would you like to see the training conducted (workshops, online, technical assistance bulletins, etc.)?*

Due to the number of vacancies on the Board, staff anticipates significant training of new members in the next year. In addition to the upcoming training which will provide an overview of historic preservation with specific and detailed information about CEQA and historical resources and historic surveys; HRB staff would appreciate a workshop on application of the U.S. Secretary of the Interior's Standards, as well as training on the identification and preservation of significant modernist resources.

*What incentives are you providing for historic preservation in your community? What programs are you offering, what is the public utilizing, and how successful are the programs in promoting historic preservation?*

The most successful incentive program continues to be the Mills Act. The use of the Design Assistance Subcommittee continues to be of great benefit to owners of designated sites.

### **XII Attachments**

Resumes and appropriate Qualifications Review Forms for all commission members/alternatives and staff (*Attachment 2A&B*)  
Minutes from commission meetings (*Attachment 3*)  
Attendance records of commissioners and staff (*Attachment 4*)  
Current historic preservation ordinance (*Attachment 1*)  
Public outreach publications  
Revised or amended preservations plans/elements (*Attachment 5*)